

PLANNING COMMISSION REPORT



MEETING DATE: January 12, 2005

ITEM NO. _____ GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT	Advanced Health Care - 26-UP-2004
REQUEST	Request a conditional use permit for a medical rehabilitation facility (hospital) on a 2.3 +/- acre parcel located at 9846 N 95th Street with Commercial Office (C-O) District zoning.
OWNER	Mountain West Enterprise 435-657-1400
APPLICANT CONTACT	Bruce Heywood Heywood Enterprises, Inc. 801-209-4440
LOCATION	9846 N 95th St
BACKGROUND	<p>Zoning.</p> <p>The site is zoned Commercial Office Conditional (C-0 C). The Commercial Office designation is intended predominantly for office and related uses. In addition, certain other uses such as hospitals, are allowed under conditions and standards which assure their compatibility with office uses and medium and high density residential districts which are often located in proximity to the C-O district. The proposed medical rehabilitation facility is a short-term care facility is analogous to a hospital type use. The conditional designation with the zoning district indicates that the property was zoned with a site plan. The property was platted for commercial office type development in year 2001. At that time, the plat was found to conform to the site plan record for the property.</p> <p>General Plan.</p> <p>The General Plan Land Use Element designates the property as Office. This category includes a variety of office uses.</p> <p>Context.</p> <p>The project is located northwest of 96th Street and Mountain View Road on 95th Street. Surrounding property is developed for offices, except to the west, which is used for a church. The surrounding property is zoned C-0 C. A multi-family residential development is located south of Mountain View Road. Single-family homes are located east of 96th Street, within Scottsdale Ranch.</p>
APPLICANT'S PROPOSAL	<p>Goal/Purpose of Request.</p> <p>The applicant would like to develop a short-term rehabilitation facility on the subject property.</p>



Development information.

- *Existing Use:* Vacant land
- *Buildings/Description:* One single-story building
- *Parcel Size:* 90,337 s.f.
- *Building Height Allowed:* 36'
- *Proposed Building Height:* 35'-10"
- *Floor Area:* 28,329 s.f.
- *Parking:* Approximately 40 spaces

IMPACT ANALYSIS

Traffic.

The proposed rehabilitation center is estimated to generate 182 trips per day. This value is based upon the anticipated number of employees and patients, plus visitors and service vehicles. If the site were developed as general office, it would be expected to generate 312 daily trips. This value is based upon a 28,329 square foot building, the same size as is being proposed for the rehabilitation center. The peak hour volumes are also 60 to 70 percent less than the trips that would be generated if the site were developed as office.

Access to the site was developed with the commercial plat and includes shared access driveways on the north and south side of the site to facilitate development on the adjacent parcels.

Use Permit Criteria.

Conditional use permits, which may be revocable, conditional, or valid for a specified time period, may be granted only when expressly permitted after the Planning Commission has made a recommendation and the City Council has found as follows:

- A. That the granting of such conditional use permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:
 1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.
 - ***No adverse impacts are anticipate.***
 2. Impact on surrounding areas resulting from an unusual volume or character of traffic.
 - ***The proposed use is expected to generate less traffic than an office use of the same square footage size. The proposed use is not intended for emergency care, and regular ambulance service is not anticipated.***
 3. There are no other factors associated with this project that will be materially detrimental to the public.
 - ***The use is not anticipated to have factors that will be materially detrimental to the public. Handling and disposal of biological/medical waste is regulated by the Arizona Department***

of Health and Safety (ADHS). The owner intends to meet all state health regulations, which include storing any biological/medical waste in separate containers and disposal by a biological waste company.

- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.
- ***This use is compatible with office and residential uses in the area.***
- C. The additional conditions specified in Section 1.403, as applicable, have been satisfied.
1. The application shall include written proof that the proposal meets all state and county regulations.
 - ***The owner has agreed to supply written proof for compliance with state and county regulations. At this time, that information is not available from either the state or county, because they will not issue any licenses or approvals until construction is complete. Staff will obtain these approvals through the building permit process.***
 2. Maximum building height shall be seventy-five (75) feet.
 - ***Building height is approximately 36 feet.***
 3. A minimum of twenty-four (24) percent of the net lot area shall be provided in open space.
 - ***The applicant is providing at least 24% open space on the site. Three-quarters of this percentage is required to be placed in front of the building.***
 4. When the height of the building exceeds sixty (60) feet, specified yard (setback) requirements apply. If the building height is less than 60 feet, the district yard requirements shall apply.
 - ***The project is required to provide a front yard setback equal to three-quarters of the open space requirement. The applicant has agreed to provide the required front open space.***

Community Involvement.

The applicant sent a letter to property owners within 750 feet of the site, attended a homeowner's meeting of the Scottsdale Ranch residents on September 29, 2004, and posted a sign on the property. Five residents attended the homeowner's meeting and their concerns were regarding traffic patterns, especially from emergency vehicles, and the height of the building. The applicant agreed to limit the building height, and explained that emergency vehicle service is not part of their operations. Staff included a stipulation to limit building height to 36 feet.

City staff sent an informational postcard to property owners within 750 feet of the site at the time the application was received and prior to public hearings. Prior to the applicant's neighborhood outreach, staff received a petition signed by 20 Scottsdale Ranch residents (dated September 2, 2004) stating an objection to the rehabilitation center in favor of office development. Since that time, staff has received no opposition to the project. The applicant is continuing efforts to contact residents who signed the petition, as well as residents who back onto 96th Street, to better understand their concerns. As of the date of this report, the applicant has not received any additional

correspondence or opposition from residents.

Community Impact.

The proposed use is not expected to have any adverse impacts to the surrounding office and church uses, or to nearby residential uses. The facility should generate less traffic than office development of a similar size, and the character of traffic will be similar to office-type uses (no regular emergency vehicle service is intended). The building height will be the same as allowed for the surrounding office uses.

**STAFF
RECOMMENDATION**

Recommended Approach:

Staff recommends approval, subject to the attached stipulations.

**RESPONSIBLE
DEPT(S)**


Planning and Development Services Department
Current Planning Services

STAFF CONTACT(S)

Suzanne Colver
Senior Planner
480-312-7087
E-mail: scolver@ScottsdaleAZ.gov

APPROVED BY


Suzanne Colver
Report Author


Kurt Jones, AICP
Director, Current Planning

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Land Use Map
4. Zoning Map
5. Stipulations
6. Additional Information
7. Citizen Involvement
8. City Notification Map
9. Site Plan



Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: _____

Project No.: 198 - PA - 2004

Coordinator: Suzanne Colver

Case No.: _____ - _____ - _____

Project Name: Advanced Health Care

Project Location: 9846 No. 95th St. Lots 2-4, Ironwood Square
Mtn. View, Scottsdale, AZ

Property Details:

☐ Single-Family Residential ☐ Multi-Family Residential ☒ Commercial ☐ Industrial

Current Zoning: C-0 Proposed Zoning: C-0

Number of Buildings: 1 Parcel Size: 2.289 acres gross

Gross Floor Area/Total Units: 28,329 Floor Area Ratio/Density: 28.41%

Parking Required: 38 stalls Parking Provided: 43 stalls

Setbacks: N - _____ S - _____ E - _____ W - _____

Description of Request:

This request for a use permit is to develop approximately 28,000 sq. ft.
of medical space on a vacant parcel north of Mountain View & West of
95th St. The proposed plan located on the Ironwood Square
Development provides for one single story medical rehabilitation
facility.

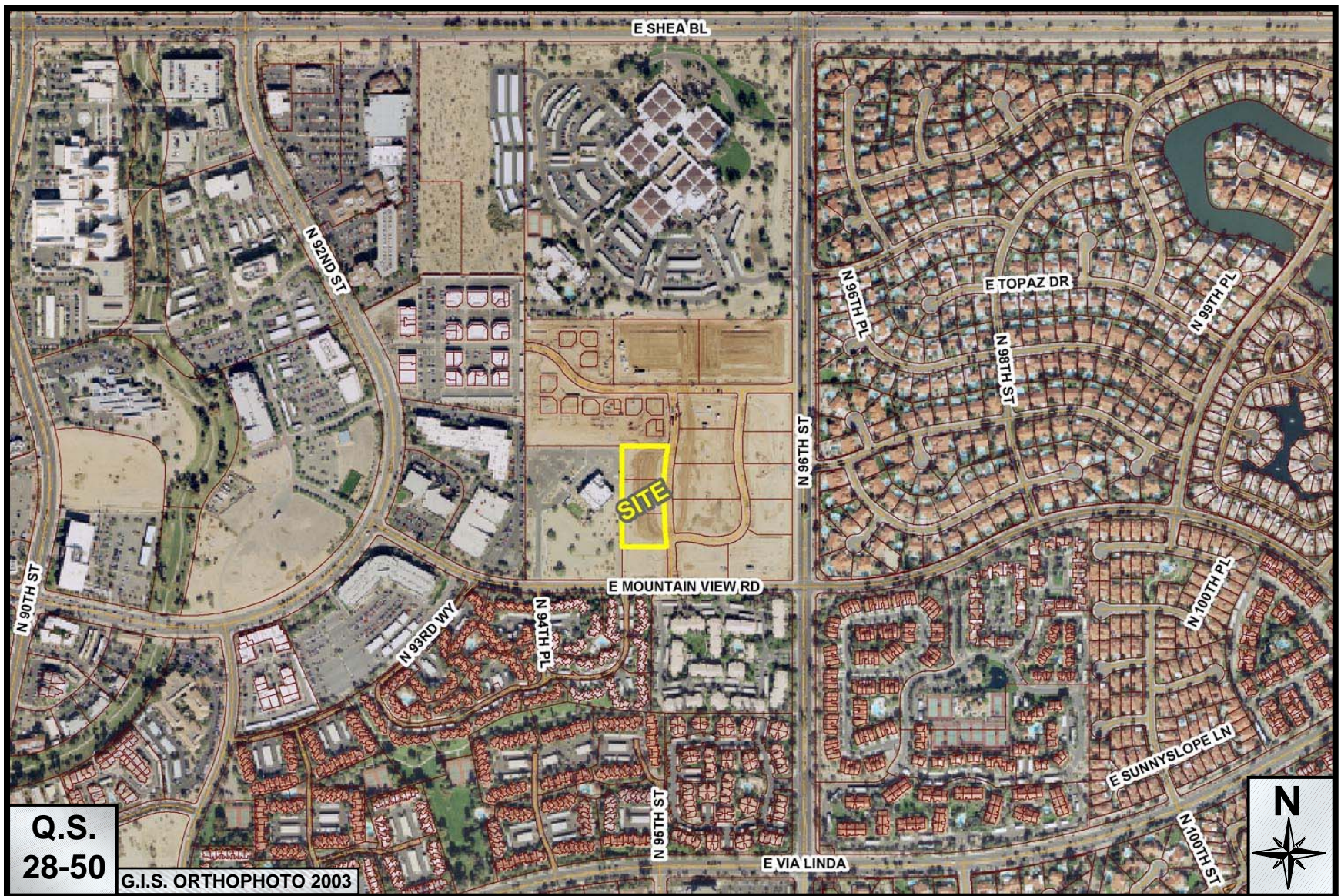
The site is bounded on the west by a church, on the north, east &
south by medical professional office condominiums.

Primary access to the site will come from the south on Mountain View
to 95th St. from the east from 96th St. into the Ironwood Square.

AHC of Scottsdale will use this facility for 24 hour sub-acute
rehabilitation Services including physical therapy, occupational
therapy and speech therapy.

Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



Advanced Healthcare

26-UP-2004

ATTACHMENT #2



**Q.S.
28-50**

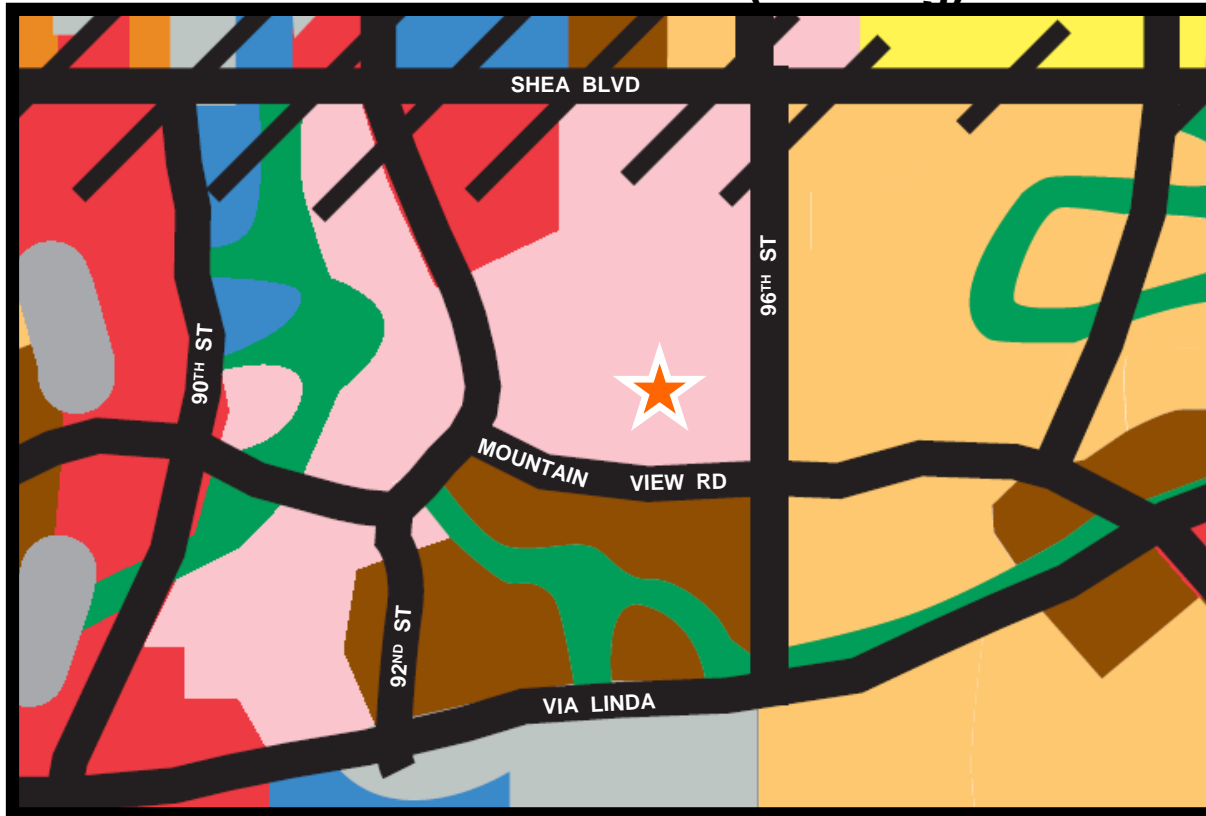
G.I.S. ORTHOPHOTO 2003

Advanced Healthcare

26-UP-2004

ATTACHMENT #2A

General Plan (Existing)

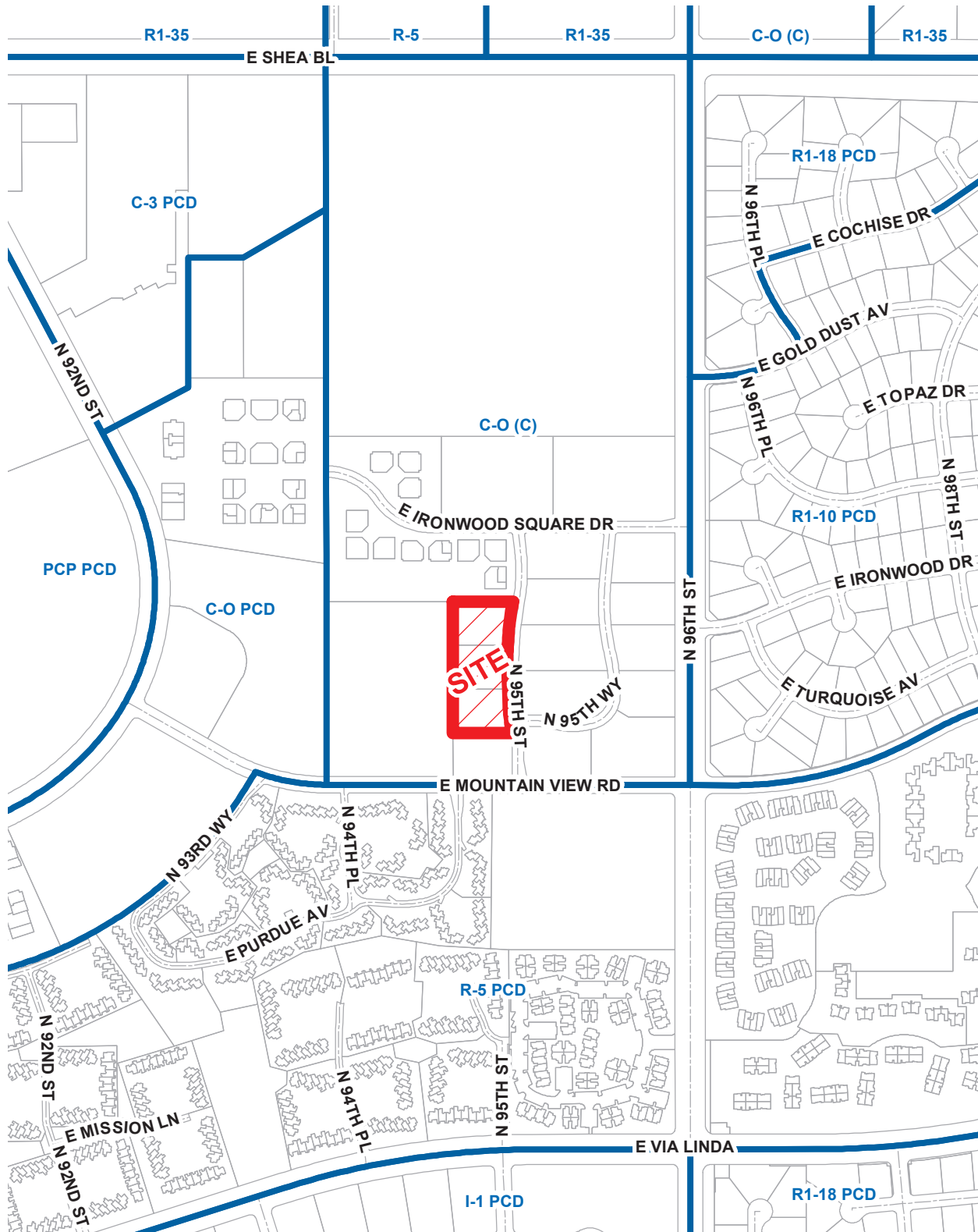


- | | |
|---|--------------------------------------|
| Rural Neighborhoods | Commercial |
| Suburban Neighborhoods | Office |
| Urban Neighborhoods | Employment |
| Mixed-Use Neighborhoods | Natural Open Space |
| Resorts/Tourism | Developed Open Space (Parks) |
| Shea Corridor | Developed Open Space (Golf Courses) |
| Mayo Support District | Cultural/Institutional or Public Use |
| Regional Use District | |
| McDowell Sonoran Preserve (as of 8/2003) | |
| Recommended Study Boundary of the McDowell Sonoran Preserve | |
| City Boundary | Location not yet determined |



26-UP-2004
ATTACHMENT #3

Adopted by City Council October 30, 2001
Ratified by Scottsdale voters March 12, 2002
revised to show McDowell Sonoran Preserve as of August 2003
Revised to reflect Case 4-GP-2002, adopted by City Council October 29, 2002



26-UP-2004

ATTACHMENT #4

STIPULATIONS FOR CASE 26-UP-2004

PLANNING/ DEVELOPMENT

1. **CONFORMANCE TO DEVELOPMENT SUBMITTAL.** Development shall conform with the site plan submitted by Gould Evans and dated August 26, 2004. These stipulations take precedence over the above-referenced site plan. Any proposed significant change, as determined by the Zoning Administrator, shall be subject to subsequent public hearings before the Planning Commission and City Council.
2. **HEIGHT.** Building height shall be limited to 36 feet, except as allowed in Section 7.102 of the zoning code.
3. **STATE/COUNTY APPROVALS.** Within 30 days of receipt of state and county approvals, owner shall provide written proof to the Project Coordination staff that the medical rehabilitation facility meets all applicable state and county regulations, subject to satisfaction of city staff.
4. **SITE PLAN.** With Development Review Board application submittal, revise the site plan to provide a minimum of three-quarters of the required open space as frontage open space, to the satisfaction of city staff.
5. **LIGHTING.**
 - a. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 8.0 foot-candles. All exterior luminaries shall be included in this calculation.
 - b. The initial vertical illuminance at the 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 0.8 foot-candles. All exterior luminaries shall be included in this calculation.

ADDITIONAL INFORMATION FOR CASE 26-UP-2004

PLANNING/DEVELOPMENT

1. **DEVELOPMENT REVIEW BOARD.** The City Council directs the Development Review Board's attention to:
 - a. Parking screen walls.
 - b. The type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use.
 - c. Frontage open space.
2. **NATIVE PLANT PRESERVATION.** The owner shall secure a native plant permit as defined in the Scottsdale Revised Code for each parcel. City staff will work with the owner to designate the extent of the survey required within large areas of proposed undisturbed open space. Where excess plant material is anticipated, those plants shall be offered to the public at no cost to the owner in accordance with state law and permit procedure or may be offered for sale.

ENGINEERING

1. **RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE.** The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.
2. **FEES.** The construction of water and sewer facilities necessary to serve the site shall not be in-lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.
3. **STREET CONSTRUCTION STANDARDS.** The streets for the site shall be designed and constructed to the standards in the Design Standards and Policies Manual.
4. **CITY CONTROL OF ACCESS.** The city retains the right to modify or void access within city right-of-way. The city's responsibility to promote safe conditions for the traveling public takes precedence over the stipulations above.

DRAINAGE AND FLOOD CONTROL

1. **CONCEPTUAL DRAINAGE REPORT.** With the Development Review Board submittal, the developer shall submit a conceptual drainage report and plan subject to city staff approval. The conceptual report and plan shall conform to the Design Standards and Policies Manual - Drainage Report Preparation. In addition, the conceptual drainage report and plan shall:

- a. Identify all major wash corridors entering and exiting the site, and calculate the peak discharge (100-yr, 6-hr storm event) for a pre- versus post-development discharge comparison of ALL washes which exit the property.
 - b. Determine easement dimensions necessary to accommodate design discharges.
 - c. Demonstrate how the storm water storage requirement is satisfied, indicating the location, volume and drainage area of all storage.
 - d. Include flood zone information to establish the basis for determining finish floor elevations in conformance with the Scottsdale Revised Code.
 - e. Include a complete description of requirements relating to project phasing.
 - f. Show that historical flows have been maintained within the drainage basins located along the west property line since discharge from the property adjacent to the north property line bleed off into those detention basins.
 - g. Address placement of the sidewalk in the 15-foot-wide temporary drainage easement located along the west property line of the proposed development.
2. FINAL DRAINAGE REPORT. With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a final drainage report and plan subject to city staff approval. The final drainage report and plan shall conform to the Design Standards and Policies Manual – Drainage Report and Preparation. In addition, the final drainage report and plan shall:
 - a. Demonstrate consistency with the approved Master Drainage Report for Mountain View and 96th Street Property, approved on 11/19/02; the Drainage Report for Ironwood Square, approved on 5/27/03; and the Addendum to the Ironwood Square Drainage Report approved on 7/9/03.
 - (1). Any design that modifies the approved master drainage report and subdivision drainage report requires from the developer a site-specific addendum to the final drainage report and plan, subject to review and approval by the city staff.
 - (2). Addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.
 - b. Provide final calculations and detailed analysis that demonstrate consistency with the accepted conceptual drainage plan and report.
3. STORM WATER STORAGE REQUIREMENT. Before improvement plan approval, the developer shall submit a final drainage report and plan which calculates the storm water storage volume required, V_r , and the volume provided, V_p , using the 100-year, 2-hour storm event.
4. STORM WATER STORAGE REQUIREMENT. On-site storm water storage is required for the full 100-year, 2-hour storm event, unless city staff approves the developer's Request for Waiver. See Section 2 of the Design Standards and Policies Manual for waiver criteria.
 - a. If applicable, the developer shall submit to the Community Development Division a Request for Waiver Review form, which shall:
 - (1). Include a supportive argument that demonstrates historical flow through the site will be maintained, and that storm water runoff exiting this site has a safe place to flow.
 - (2). Include an estimate for payment in-lieu of on-site storm water storage, subject to city staff approval.
 - b. The developer shall obtain an approved Stormwater Storage Waiver. The approved waiver shall be obtained before the Development Review Board (DRB) case can be scheduled for a DRB hearing, and before the developer submits the improvement plans to the Development Quality/Compliance Division.

5. STORM WATER STORAGE EASEMENTS. With the Development Review Board submittal, the developer shall submit a site plan subject to city staff approval. The site plan shall include and identify tracts with easements dedicated for the purposes of storm water storage, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.
6. DRAINAGE EASEMENTS. Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all drainage easements necessary to serve the site.

VERIFICATION OF COMPLIANCE

1. REQUIRED SPECIAL INSPECTIONS. Before the approval of the improvement plans, the Project Quality/Compliance Division staff shall specify those drainage facilities that shall be required to have Special Inspections. See Section 2-109 of the Design Standards and Policies Manual for more information on this process.
2. CONDITION FOR ISSUANCE OF GRADING & DRAINAGE PERMIT. Before the issuance of a Grading & Drainage Permit:
 - a. The developer shall certify to the Project Quality/Compliance Division, that it has retained an Inspecting Engineer by completing Part I (Project Information) and Part II (Owner's Notification of Special Inspection) of the Certificate of Special Inspection of Drainage Facilities (CSIDF); and,
 - b. The Inspecting Engineer shall seal, sign and date Part III (Certificate of Responsibility) of the CSIDF.
3. CONDITION FOR ISSUANCE OF CERTIFICATE OF OCCUPANCY AND/OR LETTER OF ACCEPTANCE. Before the issuance of a Certificate of Occupancy and/or a Letter of Acceptance:
 - a. The Inspecting Engineer shall seal, sign and date the Certificate of Compliance form.
 - b. The developer shall submit all required Special Inspection Checklists and the completed Certificate of Compliance form to the Inspection Services Division. The Certificate of Compliance form shall be sealed, signed and dated by the Inspecting Engineer, and shall be attached to all required Special Inspection Checklists completed by the Inspecting Engineer.
4. AS-BUILT PLANS. City staff may at any time request the developer to submit As-built plans to the Inspection Services Division. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins and underground storm water storage tanks, bridges as determined by city staff.

WATER

1. BASIS OF DESIGN REPORT (WATER). Before the improvement plan submittal to the Development Quality/Compliance Division, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department before the developer submits the improvement plans to the One Stop Shop.

The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:

- a. Identify the location, size, condition and availability of existing water lines and water related facilities such as water valves, water services, fire hydrants, back-flow prevention structures, etc.
 - b. Identify the timing of and parties responsible for construction of all water facilities.
 - c. Include a complete description of requirements relating to project phasing.
2. APPROVED BASIS OF DESIGN REPORT. Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall have obtained approval of the Basis of Design Report.
 3. NEW WATER FACILITIES. Before the issuance of Letters of Acceptance by the Inspection Services Division, the developer shall provide all water lines and water related facilities necessary to serve the site. Water line and water related facilities shall conform to the city Water System Master Plan.
 4. WATERLINE EASEMENTS. Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code the Design Standards and Policies Manual, all water easements necessary to serve the site.

WASTEWATER

1. BASIS OF DESIGN REPORT (SANITARY SEWER).). Before the improvement plan submittal to the Development Quality/Compliance Division, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department before the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
 - a. Identify the location of, the size, condition and availability of existing sanitary sewer lines and wastewater related facilities.
 - b. Identify the timing of and parties responsible for construction of all sanitary sewer facilities.
 - c. Include a complete description of requirements relating to project phasing.
2. APPROVED BASIS OF DESIGN REPORT. Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall have obtained approval of the Basis of Design Report.
3. NEW WASTEWATER FACILITIES. Before the issuance of Letters of Acceptance by the Inspection Services Division, the developer shall provide all sanitary sewer lines and wastewater related facilities necessary to serve the site. Sanitary sewer lines and wastewater related facilities shall conform to the city Wastewater System Master Plan.
4. SANITARY SEWER EASEMENTS. Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all sewer easements necessary to serve the site.

OTHER REQUIREMENTS

1. ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS. All construction activities that disturb one or more acres shall obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for Construction Activities. [NOI forms are available

in the City of Scottsdale One Stop Shop, 7447 East Indian School Road, Suite 100. Contact Region 9 of the U.S. Environmental Protection Agency at 415-744-1500, and the Arizona Department of Environmental Quality at 602-207-4574 or at web site <http://www.epa.gov/region9>.]

The developer shall:

- a. Submit a completed Notice of Intent (NOI) to the EPA.
 - b. Submit a completed Storm Water Pollution Prevention Plan (SWPPP) with the improvement plan submittal to the Development Quality/Compliance Division.
2. NOTICE OF INTENT (NOI). With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a copy of the NOI.
 3. SECTION 404 PERMITS. With the improvement plan submittal to the Project Quality/Compliance Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]
 4. DUST CONTROL PERMITS. Before commencing grading on sites 1/10 acre or larger, the developer shall have obtained a Dust Control Permit (earth moving equipment permit) from Maricopa County Division of Air Pollution Control. Call the county 602-507-6727 for fees and application information.
 5. UTILITY CONFLICT COORDINATION. With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a signed No Conflict form (not required for city owned utilities) from every affected utility company.
 6. ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY REQUIREMENTS (ADEQ). The developer shall be responsible for conformance with ADEQ regulations and requirements for submittals, approvals, and notifications. The developer shall demonstrate compliance with Engineering Bulletin #10 Guidelines for the Construction of Water Systems, and Engineering Bulletin #11 Minimum Requirements for Design, Submission of Plans, and Specifications of Sewerage Works, published by the ADEQ. In addition:
 - a. Before approval of final improvement plans by the Project Quality/Compliance Division, the developer shall submit a cover sheet for the final improvement plans with a completed signature and date of approval from the Maricopa County Environmental Services Department (MCESD).
 - b. Before issuance of encroachment permits by city staff, the developer shall provide evidence to city staff that a Certificate of Approval to Construct Water and/or Wastewater Systems has been submitted to the MCESD. This evidence shall be on a document developed and date stamped by the MCESD staff.
 - c. Before commencing construction, the developer shall submit evidence to city staff that Notification of Starting Construction has been submitted to the MCESD. This evidence shall be on a document developed and date stamped by the MCESD staff.
 - d. Before acceptance of improvements by the city Inspection Services Division, the developer shall submit a Certificate of Approval of Construction signed by the MCESD and a copy of the As-Built drawings.
 - e. Before issuance of Letters of Acceptance by the city Inspection Services Division, the developer shall:

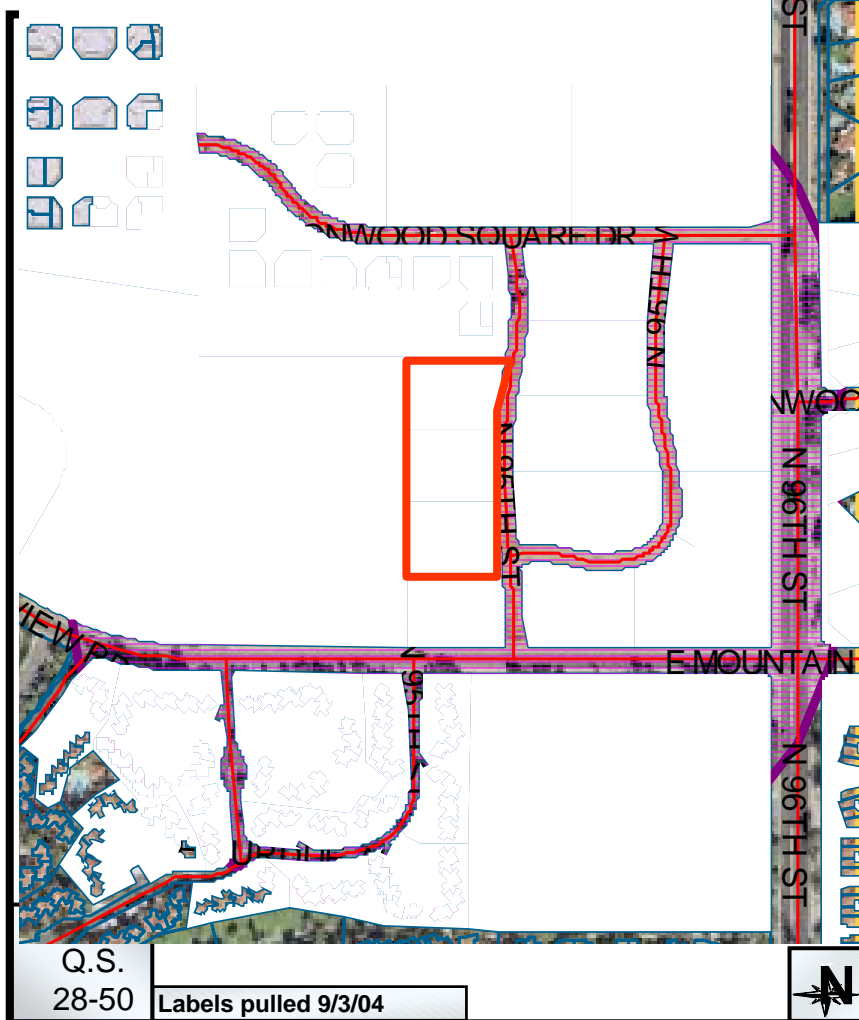
- (1). Provide to the MCESD, As-Built drawings for the water and/or sanitary sewer lines and all related facilities, subject to approval by the MCESD staff, and to city staff, a copy of the approved As-Built drawings and/or a Certification of As-Built, as issued by the MCESD.
- (2). Provide to the MCESD a copy of the Engineers Certificate of Completion with all test results, analysis results, and calculations, as indicated on the form.
- (3). Provide to the MCESD a copy of the Request for Certificate of Approval of Construction of water and/or sanitary sewer lines with all appropriate quantities.
- (4). Provide the city Inspection Services Division a copy of the Certificate of Approval of Construction, as issued by the MCESD.

Advanced Health Care 26-UP-2004

Attachment #7. Citizen Involvement

The above attachment is on file at the City of
Scottsdale Current Planning office,
7447 E Indian School Road, Suite 105.

City Notifications – Mailing List Selection Map



Map Legend:



Site Boundary



Properties within 750-feet

Additional Notifications:

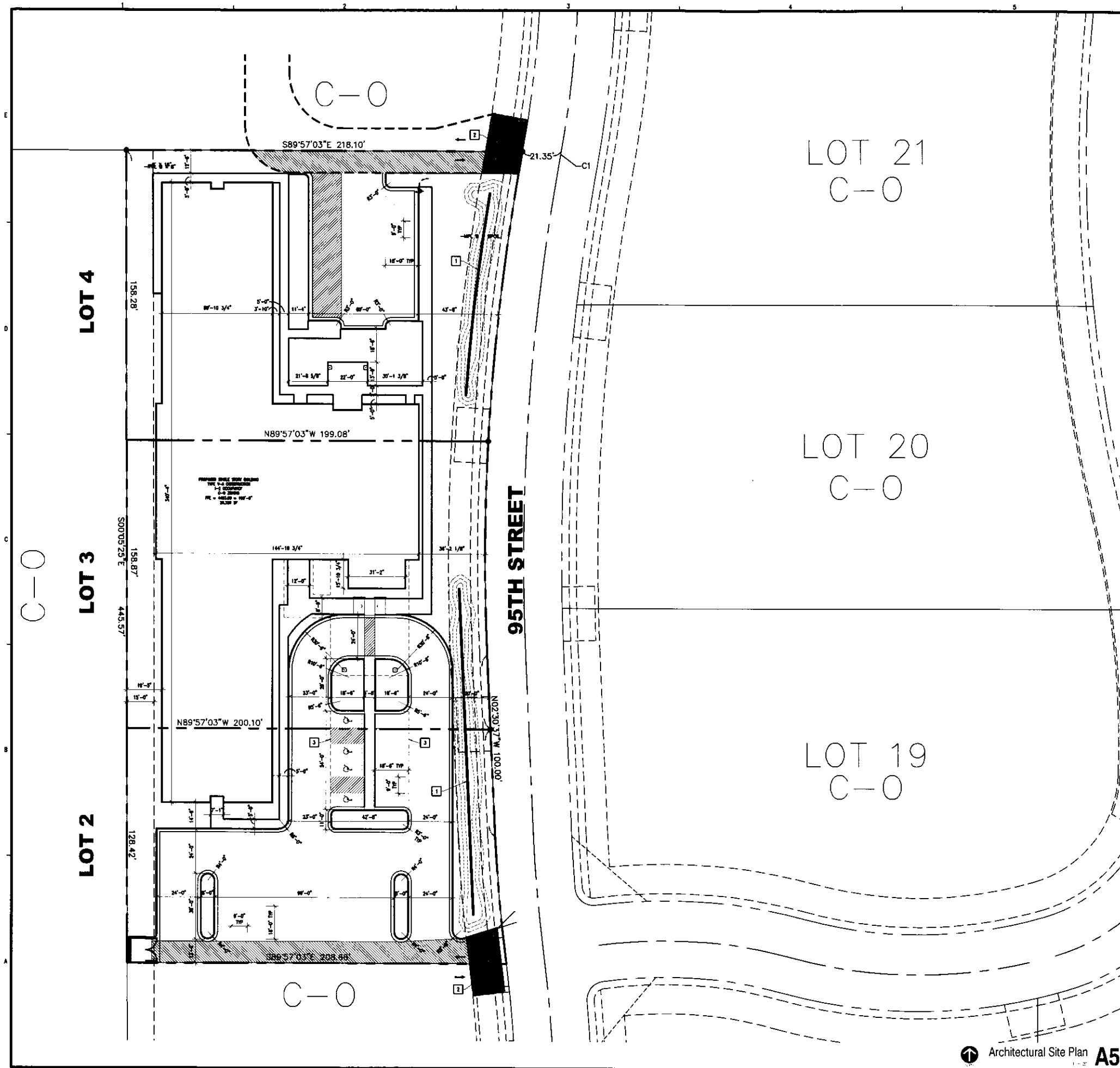
- Interested Parties
- Scottsdale Ranch Community Association
- Coalition of Pinnacle Peak (C.O.P.P.)
- McCormick Ranch Property Owners Association
- Village Recreational Assoc.

Advanced Health Care

26-UP-2004

ATTACHMENT #8

Drawn: Aug. 26, 2004 - 1:25pm - 1:25pm
Checked: Aug. 26, 2004 - 1:25pm - 1:25pm
Date: Aug. 26, 2004 - 1:25pm - 1:25pm
Scale: 1" = 100'-0"



KEYED NOTES

- 1. RETAINING WALL / SCREEN WALL
- 2. BRICK CRANE HOIST AS REQUIRED
- 3. COVERED PARKING

GouldEvans

192004 Gould Evans Associates, L.C.
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Scottsdale, AZ 85260
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Fax: 480.552.6102
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Katy City • Lawrence • Phoenix
Salt Lake City • San Antonio • Tampa

New Constructor

Advanced Health
Care Transitional
Rehabilitation
Facility
Scottsdale
Building

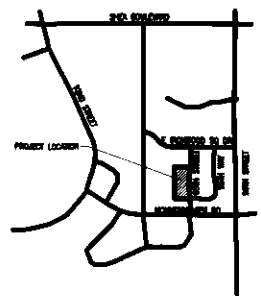
9846 N 95th Street
Scottsdale, AZ 85258

REVISION DATE

Project no: 0902-0295
Date: 26 August 2004
Sheet:

Site Plan
A1.0

Use Permit Application



Architectural Site Plan **A5**

Vicinity Map **A6**

ATTACHMENT #9

26-UP-2004
9-2-04